PARK GATE 2

DUBAI HILLS ESTATE

EMAAR

THE COMMUNITY

Dubai Hills Estate – the green heart of Dubai – is a first-of-its-kind destination. This masterfully planned, multi-purpose development forms an integral part of the Mohammed Bin Rashid City. Strategically situated between Downtown Dubai and Dubai Marina, flanked by Al Khail Road, the community offers easy access to the city's most popular districts and attractions.

WHY PARK GATE 2?

- Prime Location

  • Situated at the entrance of Dubai Hills Estate, offering direct access to Al Khail Road.

- Elegant Villa Options

  • A limited selection of 4- & 5-bedroom villas, with expansive balconies and rooftop garden terraces.

  • Breathtaking views of lush green pocket parks and open spaces.

- World-Class Amenities

  • State-of-the-art fitness & sports amenities, serene swimming pools, children's play areas, communal spaces, and BBQ areas.

- Sophisticated Design

  • Modern minimalist architecture that seamlessly blends with the natural environment.

  • Interiors boasting a neutral colour scheme, natural textures, and high-end finishes.

INVESTMENT VALUE

- Developed by Emaar Properties, a renowned name in real estate, ensuring quality and value appreciation.
- A strategic investment in one of Dubai's most desirable areas, promising significant returns and lifestyle benefits.





LOCATION & VIEWS

- Central location with easy access to Al Khail Road
- Just minutes away from Downtown Dubai and other businesses, retail, and tourism hubs
- Breath taking views of the Dubai Marina Skyline and Dubai Hills Estate flourishing landscapes
- Close to -18hole Championship Golf Course

Instalment	Payment Percentage	Due Date
Down Payment	20%	On Booking
1st Instalment	10%	Jul 2025
2nd Instalment	10%	Oct 2025
3rd Instalment	15%	Feb 2026
4th Instalment	15%	Jun 2026
5th Instalment	10%	Oct 2026
6th Instalment 100% Construction Completion	20%	Feb 2027

Available Units	Built Up Area	Plot Area Average	Starting Price (In AED Mn)
4-Bedroom Villa	5,146	5,472	AED 14.12 Mn
5-Bedroom Villa	5,392	6,698	AED 16.23 Mn

FACTS

- 4-bedroom Villa: 13 Units
- 5-bedroom Villa: 4 Units



RESIDENTIAL UNITS

- Four and five-bedroom villas with expansive balconies and garden roof terraces
- Floor-to-ceiling windows
- Contemporary appearance and feel with clean lines
- Harmonious blend of modern luxury and serene nature

AMENITIES



- Fitness Facilities
- Swimming Pools
- Children's Play Areas
- Padel Court & Table Tennis
- Communal Spaces
- BBQ Areas

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.